

Rockley Road | | Leicester | LE4 0GJ

Asking price £485,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

Rockley Road |

Leicester | LE4 0GJ

Asking price £485,000

Occupying a tucked away position on a private gated driveway, this individually designed and constructed detached bungalow offers vast accommodation with an emphasis on space for living and entertaining. The property is well presented and offered with no upward chain. Featuring a private approach at the end of Rockley Road on a private driveway access shared with a neighbouring property, there is a substantial private drive behind large gates, garage and wrap-around gardens. The property offers hallway, Living/Dining Kitchen, Lounge, Utility Room, Three Bedrooms, 2 x En-Suites and Bathroom and a Conservatory. Early inspection is advised to avoid disappointment.

Large Detached Bungalow	High Quality Finish
Flexible & Versatile Accommodation	Garage and Driveway
Private Gated Driveway	Three Double Bedrooms
Bathroom and Two En-Suites	Large Living Room
Private & Enclosed Garden	No Upward Chain

Porch
A larger than average porch with entrance door and door to -

Entrance Hall
A spacious hallway with UPVC door and quality timber style vinyl flooring leading to access to all rooms.

Living/Dining Kitchen
A bright and airy kitchen with ample space for dining furniture and a range of wall and base mounted oak units and a contrasting black quartz worktop. There is a freestanding gas cooker with oven and extractor as well as space for a free standing fridge/freezer. There is a window to the front and French Doors leading to the garden.







'Superb Tucked Away Position'











Utility
A larger than average utility which has a range of wall and base mounted units with contrasting black quartz worktops. As well as space for a washing machine and tumble dryer. There is a window to the side and access to the integral garage.

Lounge
A particularly large room with oak flooring offering a large sitting area with French doors and window to the garden.

Conservatory
A spacious room with a lovely view over the garden.

Bedroom 1
A lovely sized room with fitted wardrobes, window to the side and access to -

En-Suite
A three piece wet room with wash hand basin, low level flush W/c and walk in shower. There is also a window to the side.

Bedroom 2
A well proportioned room with window to the rear.

En-Suite
A three piece wet room with wash hand basin, low level flush W/c and walk in shower. There is also a window to the side.

Bedroom 3
A good sized room with a window to the side.

Bathroom
A three piece suite with wash hand basin, low level flush W/c and bath with shower over. There is also a window to the side.

Outside
The property sits on a private corner position at the end of Rockley Road, with a gated driveway and access to an integral garage. to the rear is a low maintenance garden with artificial grass.

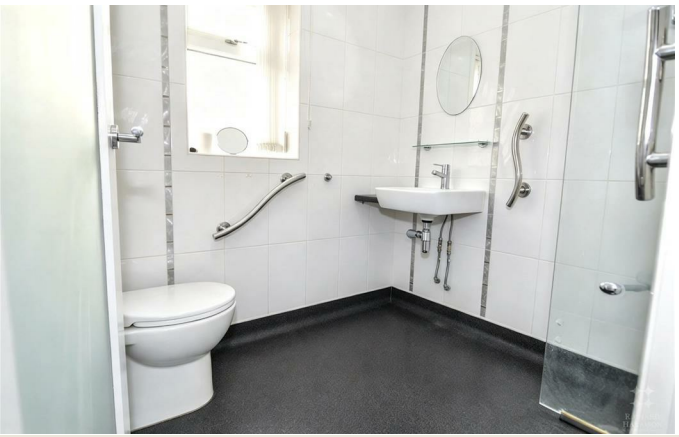
The Area
Superbly situated in the popular LE4 area, this property enjoys a fantastic location just off Abbey Lane, seamlessly balancing urban convenience with easy access to beautiful green spaces. Ideal for families and professionals alike, the neighbourhood boasts excellent primary and secondary schools alongside vibrant local amenities. For outdoor recreation, residents are within easy reach of both the historic Abbey Park and the sweeping landscapes of Bradgate Park. Outstanding transport links complete the picture, offering regular bus routes into Leicester City Centre, quick access to the A46 and M1 motorway networks, and close proximity to the Beaumont Leys Shopping Centre.

Extra Information
• Identification and Proof of Funding Required – All Vendors and






BAT





Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



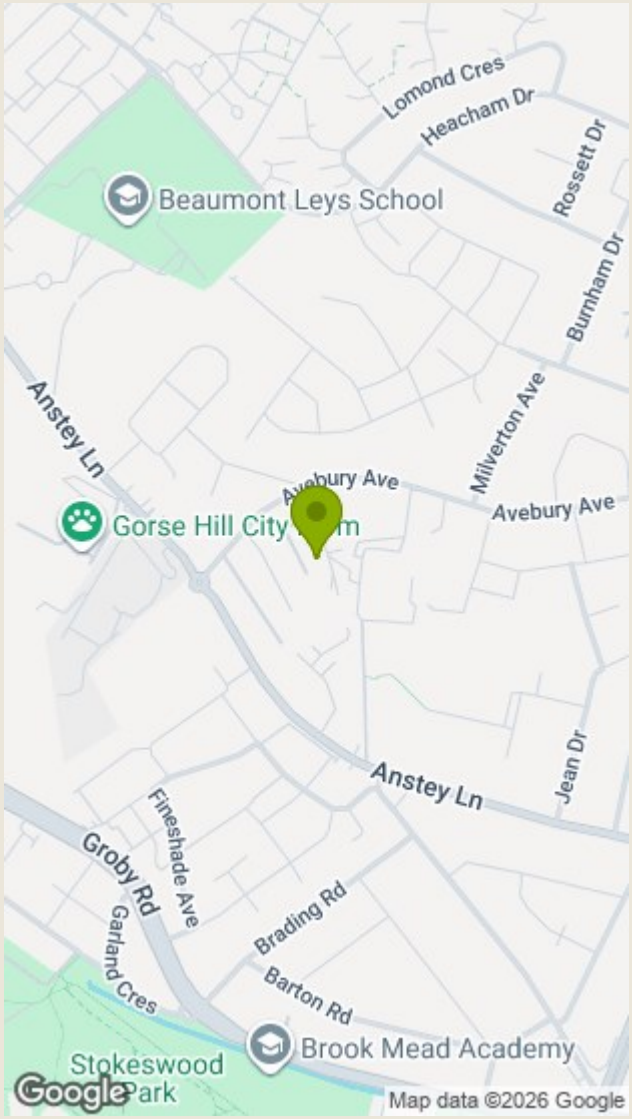


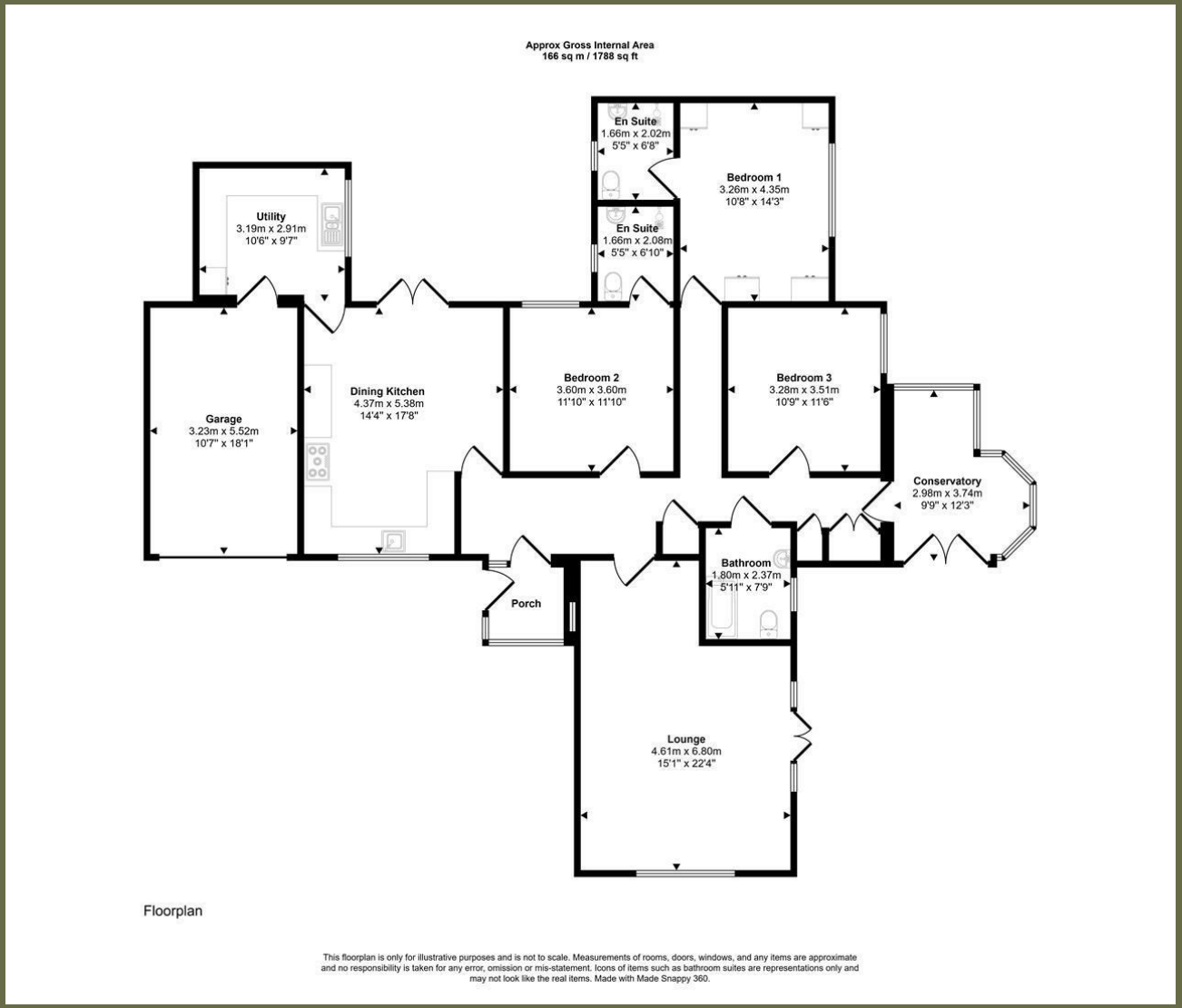
"Offering Flexible and Versatile Accommodatio Throughout"

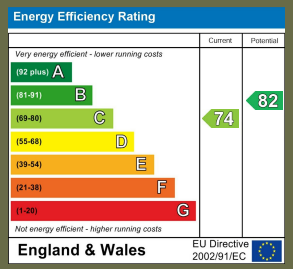












16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk